Name and address of owner & send tax bills to:
J.V. Beall
c/o Grassland Financial Services, Inc.
1108 Battlewood Street
Franklin, TN 37069

Prepared by:

David G. Mangum, Attorney
2012 Eighth Avenue South
Nashville, TN 37204

MAP/PARCEL: 092-05-0 153.00

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, under a Deed of Trust dated January 24, 2002, recorded in Instrument No.20020201-0014109, Register's Office, Davidson County, Tennessee, Faith Leneair Berry, unmarried, conveyed to F.B. Murphy, Jr., Trustee, the hereinafter described property to secure the therein mentioned indebtedness; and

WHEREAS, by Assignment of record in Instrument No. 20020211-0017683, said Register's Office, Grassland Financial Services assigned its interest is said deed of trust to J.V. Beall; and

WHEREAS, by instrument dated November 12, 2003, recorded in Instrument No. 20031117-0167590, said Register's Office, the lawful owner and holder of the indebtedness described in and secured by the aforementioned Deed of Trust, nominated and appointed David G. Mangum as Substitute Trustee; and

WHEREAS, default having been made in the terms, conditions, and payments made and provided for in said Deed of Trust, and the lawful owner and holder of said indebtedness having declared the entire debt and interest due and payable; and

WHEREAS, the lawful owner and holder of said indebtedness having requested David G. Mangum, Substitute Trustee, to sell said property in satisfaction of the indebtedness; and

WHEREAS, I, David G. Mangum, Substitute Trustee, did give 22 days notice of the time, place and terms of the sale by an advertisement in three weekly publications in *The Nashville Business Journal*, a newspaper published in Davidson County, Tennessee, said advertisement appearing in the editions of said newspaper under the dates of November 28, December 5, and December 12, 2003, stating that on Friday, December 19, 2003 at 11:30 a.m., outside the main entrance to the Old Ben West Library Building at 225 Polk Avenue, Downtown Nashville, Tennessee 37201, said property hereinafter described would be sold to the best and highest bidder for cash at public outcry, free from the equity of redemption, homestead, dower, and all other exemptions which are expressly waived in said Deed of Trust, but subject to any and all unpaid real estate taxes; and

WHEREAS, on said date at the time and place stated in said advertisement, and on said terms, I, David G. Mangum, Substitute Trustee, offered said property for sale at public outcry and sold said property to **J.V. Beall**, his heirs and assigns, for $61,625.00, which amount was the highest, best, and last bid.

NOW THEREFORE, FOR AND IN CONSIDERATION OF THE SUM of the highest, best, and last bid, as set out above, cash in hand paid, the receipt of which is hereby acknowledged, I, David G. Mangum, Substitute Trustee, do hereby bargain and sell, and by these presents transfer and convey unto the said **J.V. Beall,** (hereinafter referred to as Grantee), his heirs

Davidson County DEEDTRS
Recvd: 12/22/03 13:01 2pgs
Fees:13.00 Taxes:228.01
20031222-0181778

and assigns, the following described property situated and lying in Davidson County, Tennessee, and more particularly described as follows:

BEING Lot Number 3 on the Plat of George I. Waddy's Subdivision of Blocks 16 and 26, Midway of record in Book 421, page 55, Register's Office for said County.

DEED REFERENCE:
BEING the same property conveyed to Faith Leneair Berry by Quitclaim Deed from Faith Leneair Berry as the Executrix of the Estate of Lizzie L. Berry of record in Book 11695, page 791, said Register's Office.

ALSO BEING the same property conveyed to Lizzie L. Berry by Quitclaim Deed from Robert A. Berry, Jr. and Faith L. Berry of record in Book 11053, page 824, said Register's Office.

AND ALSO BEING the same property conveyed to Robert A. Berry, Jr., Lizzie L. Berry and Faith L. Berry of record in Book 8671, page 74, said Register's Office.

This property has a mailing address of 3107 Albion Street, Nashville, TN 37209.

TO HAVE AND TO HOLD said property with the appurtenances, estate, title, and interest thereto belonging to said Grantee, its successors and assigns forever, but subject to said real estate taxes and aforementioned Deed of Trust.

And I do further transfer and assign unto the said Grantee all the rights and benefits of the covenants and warranties in said Deed of Trust in as full and ample manner as under it, I can or should do, but I convey and assign as Trustee and not any further or otherwise.

WITNESS my hand on this the 19th day of December, 2003.

David G. Mangum, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **David G. Mangum**, Substitute Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 19th day of December, 2003.

Kay E Farmer
Notary Public

My Commission Expires: 7-29-06

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $61,625.00.

Affiant

Subscribed and sworn before me, this 19th day of December, 2003.

Kay E Farmer
Notary Public

My Commission Expires: 7-29-06

KAY E. FARMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

#55811